

1943 Profile of the Queens Village, Queens area

from the 1943 *New York City Market Analysis*



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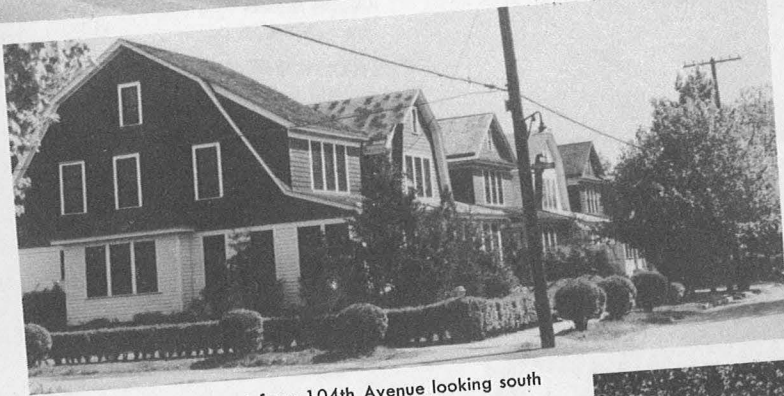


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Francis Lewis Boulevard from 89th Avenue facing Hillside Avenue



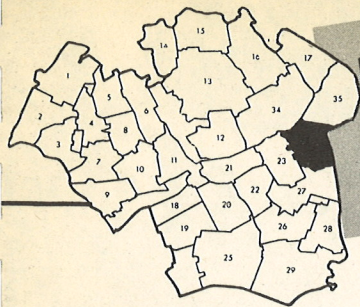
Above: 221st Street from 104th Avenue looking south



Right: 223rd Street from 106th Avenue facing north



Jamaica Avenue looking east from 216th Street



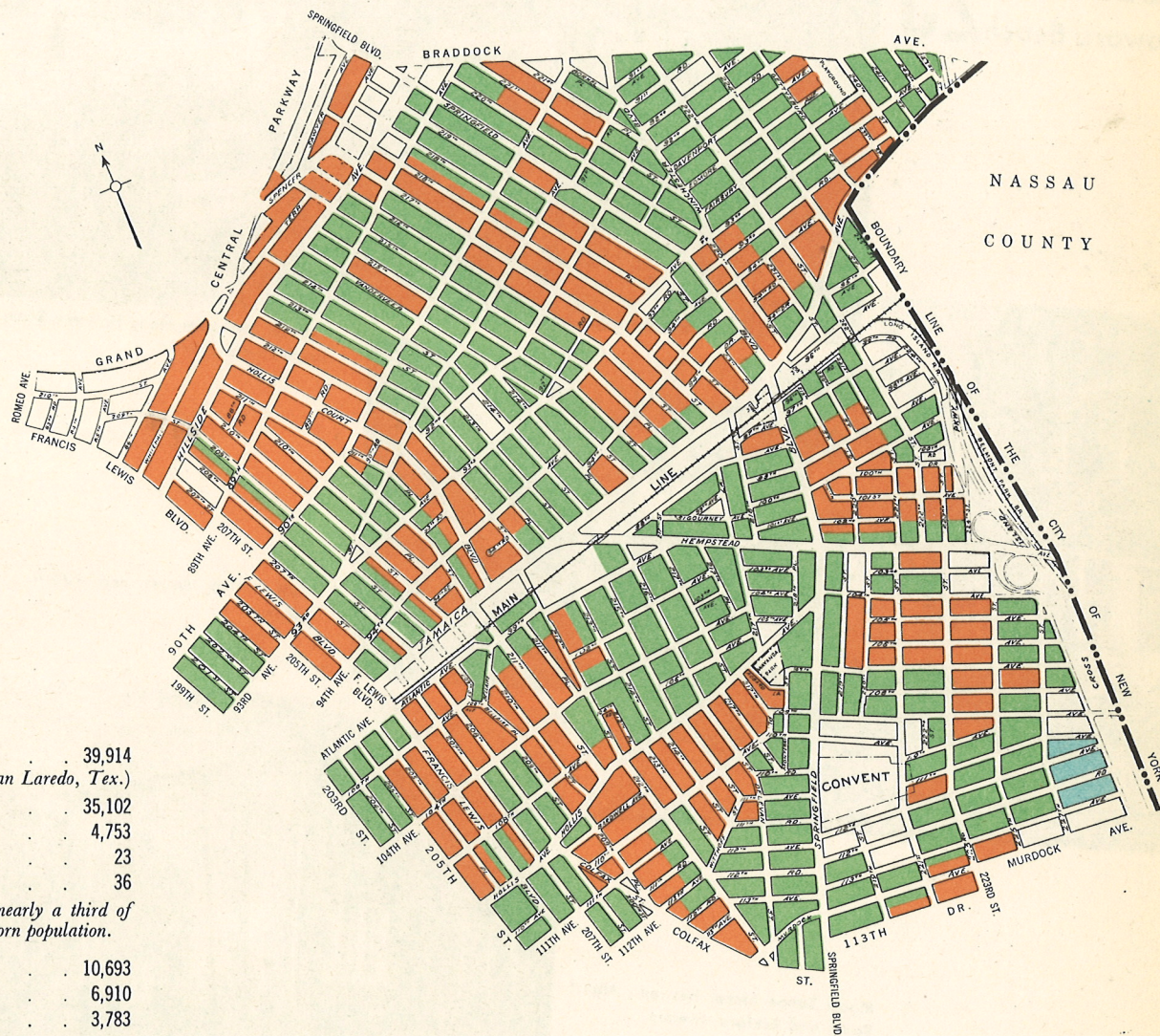
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

QUEENS

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Queens Village



POPULATION 39,914
(larger than Laredo, Tex.)
Native white 35,102
Foreign-born white 4,753
Negro 23
Other races 36

Germans comprise nearly a third of the scattered foreign-born population.

FAMILIES 10,693
—owner families 6,910
—tenant families 3,783

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	45
100-149	6,000-9,999	149
75- 99	4,500-5,999	609
50- 74	3,000-4,499	4,311
30- 49	1,800-2,999	4,904
40- 49	2,400-2,999	3,484
30- 39	1,800-2,399	1,420
Under 30	Under 1,800	441
Unknown		234
Median family expenditure	\$2,980	
Average family expenditure	\$3,194	
RESIDENTIAL STRUCTURES	9,999	
—one-family houses	8,952	
—two-family houses	586	
—three-or-more-family houses	461	

Reduced to 1/10 borough scale

Queens Village is a district of older development, for the most part. It is characterized by many streets of small, uniformly designed homes. Most of these houses are of the owner-occupied, one-family type, with some two-family dwellings and several apartment houses. The bulk of the building occurred in the 1920-1930 decade, but the 1940 Census showed a family increase of 18 per cent. The main business street is Jamaica Avenue, while Hollis and Hillside Avenues have a scattering of retail stores. There are a few industrial plants.